

Town of Sharon, Vermont  
Planning Commission and Development Review Board Minutes  
January 14, 2025

*The meeting was publicly warned in conformance with the January 2022 amendments to the Vermont Open Meeting law requirements for remote and/or telephonic meetings.*

**Attending:** John Roe, Dee Gish, Sue Sellew, Dana Colson, Paul Kristensen, Lucy Gibson & Andrea Morgan (SPC/DRB Clerk, taking notes) in person.

**Visitors:** Ken Wright (lister), Louis Cadwell & Nathan Alger (via Zoom).

**Future Meeting Dates – Mark Your Calendar**

- Tuesday February 11, 7PM SPB/DRB regular meeting

John Roe convened the Planning Commission meeting at 7:05 PM.

The SPC members decided to adjust the agenda to allow more time for people to arrive for the Public Hearing.

**Meeting Minutes:** Dee moved to accept the 12/10/2024 minutes. Sue seconded the motion and all approved.

**Town Report:** Sue moved that the SPC Annual Town Report be submitted after some formatting changes are completed. Andrea will make the changes and submit the report to Nicola.

**Proposed amendment to the Flood Hazard Bylaw:** at 7:15 PM John Roe opened the Public Hearing on the proposed amendment to Sharon’s Flood Hazard Bylaw. The draft amendment is a proposed change to section 6.7 “Nonconforming Structures & Uses”. No members of the public participated in the hearing.

Paul moved to approve the proposed change to section 6.7 “Nonconforming Structures and Uses” of Sharon’s Flood Hazard Bylaw and to send the draft amendment to the Selectboard. Dee seconded the motion and all approved.

Sue moved to close the public hearing. Lucy seconded the motion and all approved.

**Subdivision Regulations:** SPC members continued reviewing section 112 “Definitions” of the draft subdivision regulations. John wrote a comprehensive section on “Use” which includes different types of use such as residential, commercial, agriculture & forestry and parks & recreation along with examples of these uses. Dee suggested that this discussion of use could be its own section which is referred to in the definitions. John will re-format this section and bring it to the next meeting. There was a brief discussion of short-term rentals and whether they constitute commercial or residential use.

At 8:00 PM Paul moved to adjourn the SPC meeting and convene the DRB meeting. Sue seconded the motion and all approved.

**Double C Corporation Subdivision Initial Review:** Lou Cadwell and his partner Greg Chase bought 63 acres off Chapel Hill Road as an investment. They now want to subdivide the property into 3 lots (Lot 1: 3.37 acres, Lot 2: 29.8 acres with 9.5 acres in Norwich and Lot 3: 30 acres +/-). The property has been surveyed, and they have a buyer for Lot 2. All three lots have frontage on Chapel Hill Rd. The property has been used for logging by Lou.

The proposed use of the three lots was discussed. The survey shows a septic site for Lot 1 which indicates future residential use. Lou considers Lots 2 & 3 to be “wood lots.” If Lots 2 & 3 are approved for subdivision with forestry use, additional subdivision proceedings will be required if the owners wish to change that use to residential.

Paul noted that the DRB will have to contact Norwich as part of this process because some of the acreage is in that town.

The DRB members requested that Lou and Greg update their survey to show the same level of detail on the boundaries of Lot 3 as is shown on Lots 1 & 2. They also need to apply to the Selectboard for a Driveway Permit for Lot 1 and show the proposed house site, well location and driveway in addition to the septic site already shown.

John moved to adjourn the meeting at 8:40 PM. Dee seconded and all approved.